3.12 Public Services

This section analyzes the proposed project's and non-clustered scenario's potential impacts to public services including fire protection, law enforcement services, and schools and other public facilities within unincorporated Orange County and in the vicinity of the project site, and proposes mitigation measures as needed. Impacts related to recreation and parks are discussed in Section 3.13, *Recreation*, of this Draft EIR.

3.12.1 Environmental Setting

Regulatory Framework

For the regulatory framework related to fire hazards refer to Section 3.7, *Hazards and Hazardous Materials*, of this Draft EIR.

School Facility Development Fees - Assembly Bill 2926

In September 1986, the State Legislature passed AB 2926 (Chapter 887, Statues of 1986). This bill granted school districts in California the power to levy fees on residential, commercial, and industrial development for the purpose of financing construction of school facilities. State law prohibits a city or county from issuing a building permit unless the local school district has certified that the application is in compliance with its fee program. School districts are also allowed to increase the level of fees every two years, based on the change in the Class B construction cost index, as determined by the State Allocation Board.

Orange County General Plan

The Orange County General Plan is a blueprint for growth and development. The General Plan contains elements that describe objectives, policies, and goals for all of Orange County. The following elements listed below contain goals and policies that are most applicable to public services.

Chapter 3. Land Use Element

Policy 2 To phase development consistent with the adequacy of public services and facilities within the capacity defined by the General Plan.

Chapter 5. Public Services and Facilities Element

Orange County Fire Authority

Goal 1 Provide a safe living environment ensuring adequate fire protection facilities and resources to prevent and minimize the loss of life and property from structural and wildland fire damages.

Goal 2 To provide an adequate level of paramedic service for emergency medical aid in order to minimize trauma of injury or illness to patients.

Orange County Sheriff - Coroner

- Goal 1 Assure that adequate Sheriff patrol service is provided to ensure a safe living and working environment.
- Objective 1.1 To maintain adequate levels of Sheriff patrol services through coordinated land use and facility planning efforts.

Schools

- Goal 1 Encourage the funding and development of adequate school facilities to meet Orange County's existing and future demand.
- Policy 1 To coordinate land use proposal reviews with appropriate school districts to assure that facility needs shall be adequately addressed, including the notification and participation of school district planners in initial County studies of all major developments.
- Policy 3 To continue to require compliance with AB 2926.

Orange County Public Library

- Goal 1 Assure that an adequate level of library service is provided within the service area of the Orange County Public Library.
- Objective 1.2 To develop a comprehensive public library facility planning to include phased capital improvements consistent with the County's General Plan.
- Policy 1 Branch libraries shall be sited in central locations of the community to be served. Site selection criteria shall consider:
 - a) A service standard of 0.2 square foot of library space per capita;
 - b) Easy access, preferably on main thoroughfare;
 - c) Adequate lot size to accommodate, at minimum, an average branch library size of 10,000 square feet and provisions for parking;
 - d) Located near a community center or neighborhood shopping area;
 - e) Located within a three mile radius of the community served.

Foothill/Trabuco Specific Plan

The Public Facilities Component of the F/TSP discusses the adequacy of existing public facilities/services to meet the level of development permitted by the Specific Plan. Refer to Section 3.7, *Hazards and Hazardous Materials*, of this Draft EIR under F/TSP for goals and policies related to public services related to fire hazards. There is no discussion of hospital services in the F/TSP.

3.0 Schools

Section 3.0 of the Facilities Component describes the school facilities as they existed at the time of development of the F/TSP (1991), and outlines potential improvements and requirements to

evaluate development on a case-by-case basis to ensure there is adequate school capacity to serve the development. This can include payment of fees or provision of an elementary school site within the development. Current school facilities and capacity are included below under *Existing Conditions*.

4.0 Sheriff and Fire Service

Section 4.0 of the Facilities Component describes sheriff and fire service facilities as they existed at the time of the development of the F/TSP and states that implementation may require the expansion of personnel and equipment, but did not anticipated the need for new facilities. The component also states that development in the F/TSP area would also be required to participate in the County's Development Fee Program for Fire Stations. Current sheriff and fire facilities and capacity are included below under *Existing Conditions*.

5. 0 Library Service

Section 5.0 of the Facilities Component indicated that the F/TSP area lies within the service are of the Orange County Public Library and that any future development with the F/TSP area would be required to participate in the County's Development Fee Program for Libraries. Current library facilities and capacity are included below under *Existing Conditions*.

Existing Conditions

Fire Protection and Emergency Services

Fire protection, prevention, and emergency medical services for the project site are provided by the OCFA. The OCFA is divided into five geographical divisions; the divisions are divided into battalions. Within these battalions are 61 fire stations that provide regional emergency response to all fires, medical aids, rescues, hazardous materials incidents fires, aircraft fire and services for the region (OCFA, 2011). The project site is located in battalion four in division five.

The closest Fire Station to the project site that would provide fire protection and paramedic services is Fire Station No. 42, located at 19150 Ridgeline in Lake Forest, California, approximately 1.02 miles south of the project site. Fire Station No. 42, currently responds to about two calls for service per day. In addition, Fire Station No.16 located on 28891 Modjeska Canyon Road in Silverado, California, approximately 2.87 miles north of the project site would provide fire protection. An additional fire protection and paramedic service in the vicinity of the project site is Fire Station No.54, located at 19811 Pauling Avenue in Lake Forest California, approximately 3.23 miles southwest of the project site. **Table 3.12-1** describes these stations including location, available equipment, staffing, response distance and response time.

TABLE 3.12-1
ORANGE COUNTY FIRE AUTHORITY EXISTING FACILITIES

Station No.	Staffing	Equipment	Response Distance	Response Time
Fire Station No. 42 19150 Ridgeline Road Lake Forest	 3 Captains 3 Engineers 3 Firefighters	• 1 PAU ^a Engine	1.02 miles	3 minutes, 58 seconds
Fire Station No. 16 28891 Modjeska Canyon Road Silverado	Reserve Firefighters	1 Fire Engine1 Patrol1 Water Tender	2.87 miles	10 minutes, 30 seconds
Fire Station No.54 19811 Pauling Avenue Lake Forest	 3 Captains 3 Engineers 3 Firefighters	1 PAU^a EngineCA Task Force 5	3.23 miles	11 minutes, 6 seconds

a Paramedic Assessment Unit SOURCE: OCFA, 2011a.

OCFA's general response goals for suburban areas involve reaching an emergency call for service within five minutes 80 percent of the time and for a paramedic to reach the same destination within eight minutes 90 percent of the time. More specific response times for rural areas have been developed due to their unique conditions, and applies to the project site. OCFA has adopted a 12 minute response time for rural development areas for first in unit 80 percent of the time (from receipt of emergency call to arrival on scene). The minimum travel time for rural development is nine minutes and 40 seconds for first unit, and travel time for first paramedic unit is 12 minutes and 30 seconds (from receipt of emergency call to on scene arrival is 15 minutes). For a full fire assignment at rural standards from receipt of emergency call to arrival on scene is 20 minutes. All times apply to at least 80 percent of calls (OCFA, 2011a). For the project site, the approximate response time from the nearest station, Station 42, is three minutes and 58 seconds. The three stations listed in Table 3.12-1 also have wildland engines that can respond when needed.

Police Protection

Police protection services are provided by the Orange County Sheriff-Coroner's Department (OCSD). The Department's headquarters is located at 550 North Flower Street in Santa Ana, California. OCSD serves as the police force for ten cities in Orange County as well as the unincorporated areas of Orange County (OCSD, 2011a). The project site is serviced by the South Operations Substation at 11 Journey in Aliso Viejo. There are currently 140 patrol cars, during each 24 hour period to provide law enforcement services. In addition, there are 471 staff members and 371 deputy sheriffs (OCSD, 2011a). Deputies respond from the field and patrol areas in and around the project vicinity. The average response times as of January 2010 for Priority one (emergency) phone calls was two minutes and 17 seconds and for Priority two (non-emergency calls) four minutes and 50 seconds (OCSD, 2011b).

Schools

The project site is served by the Saddleback Valley Unified School District (SVUSD). The SVUSD has the fourth largest student population in Orange County and provides services to a 92-square-mile area (SVUSD, 2011). The SUVSD serves approximately 35,000 students from the communities of Laguna Hills, Lake Forest, Mission Viejo, Trabuco Canyon, Rancho Santa Margarita, and Foothill Ranch (SVUSD, 2011). Currently there are 26 elementary schools, five intermediate schools, and four high schools within the SVUSD boundaries. **Table 3.12-2** provides enrollment data and capacity for the 2010-2011 school year for the schools serving the project site.

TABLE 3.12-2
EXISTING SVUSD SCHOOLS SERVING THE PROJECT VICINITY

School/Type	Location	Grade Level	Enrollment September 2010-2011	School's Capacity September 2010-2011
Trabuco Elementary	31052 Trabuco Canyon Road Trabuco Canyon, 92678	K through 6	64	175
Rancho Santa Margarita Intermediate	21931 Alma Aldea Rancho Santa Margarita, 92688	7 through 8	1,582	1,851
Trabuco Hills High School	27501 Cordova Road Mission Viejo, 92691	9 through 12	3,265	3,300
		Total	4,911	5,326

Hospitals

There are two hospitals within the project vicinity that would primarily serve the project site: Mission Hospital and Saddleback Memorial Medical Center. Mission Hospital is located nine miles south of the project site at 27700 Medical Center Road in Mission Viejo. This facility is a 345-bed full-service acute care hospital. Services and specialties offered at this hospital include intensive care units, cardiopulmonary and respiratory services, cancer services, an emergency room, surgical units, women's and children's care units, laboratory, and radiology and imaging.

Saddleback Memorial Medical Center is also located nine miles southwest of the project site (approximately 7.3 miles southwest of the Mission Hospital) at 24451 Health Center Drive in Laguna Hills. This facility is a 299-bed full-service acute care medical center offering a variety of health and wellness services including, women's services, cardiology services, cancer services, emergency services, wellness and health education, imaging services, and orthopedic services and rehabilitation services.

Libraries

Residents of the project site would be served by the Orange County Public Library System (OCPLS). The two closest public libraries are the Rancho Santa Margarita Branch Library and Foothill Ranch Branch Library.

As described in the General Plan, the County requires 0.2 square feet of library space per capita and 1.5 volumes of library materials per capita (County of Orange County, 2005). The nearest library to the project site is the Foothill Ranch Branch Library is located at 27002 Cabriole Way Foothill Ranch, California, approximately two miles east of the project site. Currently, this branch operates with six full-time and five part-time employees. The Foothill Ranch Branch Library is a 13,000-square-foot facility and includes 65,000 books, receives 71 periodicals, and is operated by five full-time and six part-time employees. Other services and facilities the library offers include internet access, word processing equipment, copy machines, and meeting rooms. This library is a branch of the OCPLS.

The Rancho Santa Margarita Branch Library is located at 30902 La Promesa in Rancho Santa Margarita approximately four miles south of the project site. Currently, this library includes 119,000 books, receives 112 periodicals, and is operated by 22 full- and part-time employees. Other services and facilities include internet access, word processing equipment, copy machines, and meeting rooms. This library is also a branch of the OCPLS.

3.12.2 Thresholds of Significance

The criteria used to determine the significance of impacts related to public resources are based on Appendix G of the *CEQA Guidelines* and the County of Orange Environmental Analysis Checklist, a proposed project would result in a significant impact if it would:

- Result in substantial adverse physical impacts associated with the provision of, or the
 need for, new or physically altered governmental facilities, the construction of which
 could cause significant environmental impacts, in order to maintain acceptable service
 ratios, response times, or other performance objectives for any of the following public
 services:
 - Fire protection;
 - Police protection;
 - Schools;
 - Parks; or
 - Other public facilities.

The following is a discussion of the potential effects of the proposed project on public services, according to the key issue areas identified in Appendix G of the *CEQA Guidelines*. As identified in the NOP/Initial Study (see Appendix A.1), each of the checklist items have a potential to be significant and would require full analysis in the EIR, as presented below. A full evaluation of potential impacts to parks can be found in Section 3.13, *Recreation*, of this Draft EIR.

3.12.3 Methodology

The public services analysis evaluates those public services most likely to be affected by construction and implementation of the proposed project. The methodology for this analysis included corresponding with the various public services agencies with jurisdiction over the project area to request current information about service ratios, response times, performance objectives, numbers of apparatus devoted to the project's vicinity, and reviewing web-based information about these agencies. In addition, the methodology analyzed applicable General Plan and F/TSP guidelines, which looked at the requirements for services providers' and then reviewing the applicable polices in relation to the project.

3.1&4 Project Design Features

The following project design features have been included for the proposed project and some would also apply to the non-clustered scenario. All project design features will be included in the Mitigation Monitoring and Reporting Program and will be monitored to ensure completion, in the same manner as the Project's mitigation measures.

- PDF-15 As determined in consultation with the Orange County Fire Authority, the project includes a mid-point flat recovery area for turn-around of fire apparatus on long cul-de-sacs to assure adequate ingress and egress during emergency events.
- PDF-16 The project includes a *Precise Fuel Modification Plan that* has been developed to provide a landscape transition area along the interface between residential development and adjacent open space to provide wildfire protection.
- PDF-17 Automatic fire sprinkler systems will be installed for all homes.
- PDF-18 The project has been designed with fire hydrants spaced at 300-foot intervals instead of the minimum 600-foot spacing required for homes with automatic fire sprinkler systems.
- PDF-19 The project includes a Fire Master Plan that has been approved by the Orange County Fire Authority providing enhanced construction features in certain areas adjacent to fuel modification zones. These include enhanced fire sprinkler systems and construction features per California Building Code Chapter 7A.
- PDF-21 The project has been designed so each building site will accommodate three onsite parking spaces to minimize parking along roadways that could interfere with emergency vehicle access.
- PDF-22 The project has been designed to cluster homes into a single defensible location, creating a single line of defense around the community, which makes fire protection more effective.

PDF-39 Homes within the project site will include the installation of a fire alarm system.

PDF-40 The project has been designed to include either an on-site pump station or upgrading and connecting to the off-site Topanga Booster Station to provide sufficient fire flow pressure for the upper portions of the project.

3.12.5 Project Impacts

Impact 3.12.1: Adverse physical impacts related to fire, police, school, or other public service facilities.

Significance Standard for Impact 3.12.1: Would the project result in significant adverse physical impacts associated with the provision of new or physically altered fire, police, school, or other public service facilities?

Proposed Project

Fire Protection and Emergency Services

The OCFA is currently operating within acceptable response times for emergency and nonemergency calls. The project would introduce approximately 208 residents to the site. This incremental increase in population from the project is not substantial enough to impact fire and emergency services; since OCFA has adequate response times for the project vicinity and the surrounding communities which OCFA serves. OCFA anticipates that fire and emergency response targets would be adequately maintained for the project (OCFA, 2011b). The nearest fire station is approximately one-mile from the project site with an approximate response time of three minutes and 58 seconds.

As discussed in Section 3.7, *Hazards*, of this Draft EIR, due to the location of the project site proximate to extensive open space as well as the project site's vicinity, topography, vegetation, and climatic conditions it is subject to wildland fires. The project area is prone to wildfires due to steep terrain, highly flammable chaparral vegetation of the Santa Ana Mountains, and the Santa Ana winds that occur during seasonal dry periods. According to the Orange County Public Safety Map, the project site is located within a wildfire hazard area. OCFA has implemented safeguards to lessen the risks of wildland fires which includes mandatory building codes, and implementation of the approved Precise Fuel Modification Plan and a Fire Master Plan (PDF-16 and PDF-19, respectively). Such safeguards that are included in the project design features to include fire sprinklers and smoke detectors installation in every structure and hydrants spaced at smaller intervals (300 feet) to reduce impacts related to fire hazards and response capabilities (PDF-17, PDF-39, and PDF-18). The applicant has developed a Precise Fuel Modification Plan (approved by the OCFA on January 11, 2010) and a Fire Master Plan (approved by the OCFA on

Based on an average household size of 3.2 persons/household for unincorporated areas of Orange County. It should be noted that the average household size for all of Orange County is 3.0 persons/household (U.S. Census Bureau, 2010).

January 28, 2010), these safety measures would further reduce impacts to fire services and facilities.

The nearest fire station, Fire Station No. 42, is approximately one-mile from the project site and responds to about two calls for service a day, which is a low volume call. Furthermore, Fire Station 42 has adequate staffing levels and equipment facilities required to serve the project site. In addition, the fire station is operating within acceptable response times that are anticipated to be maintained with project implementation.² Incorporation of OCFA requirements (including those contained in the approved Fire Master Plan and Precise Fuel Modification Plan) and inclusion of Project Design Features PDF-15 and PDF-21, which include the request that roadways have adequate turn around points for fire apparatus, and parking is designed to reduce and minimize emergency access interference time so that fire protection is more effective; these features would reduce the threat of wildland fires would lessen the demand for fire services. The proposed project would comply with OCFA's CFC/UFC and CBC guidelines. In addition, Project Design Feature PDF-40 would require water infrastructure upgrades such that sufficient water pressure is provided in case of fire emergency.

Furthermore, as described in Project Design Feature PDF-22, the proposed project would cluster homes in a single defensible line, which would enable fire protection more effective. In addition, while the proposed project would result in minimal additional demand, implementation of Mitigation Measure MM 3.7-2 which requires the applicant to enter into a Secure Fire Protection Agreement with OCFA that would offset project impacts (see Section 3.7, *Hazards*, of this Draft EIR). With incorporation of project design features and mitigation, demand on fire services would have less than significant impact.

Police Protection

The project development would not create a need for expanding existing facilities or staff, construction of a new facility, or adversely impact types of services provided. The increase in population would cause a slight incremental increase in service calls. Based on the officer ratio of 1.2 per one thousand people, the population increase would not warrant full-time additional officers. Therefore, based on the small incremental demand of 208 residents, the proposed project would not result in an increase in demand that may affect staffing levels and equipment facilities required to serve the project site. In addition, the OCSD is operating within acceptable response times that are anticipated to be maintained with project implementation. This is consistent with the General Plan's policy to maintain adequate levels of Sheriff Patrol services for the County. While the proposed project would result in minimal additional demand, implementation of Mitigation Measure MM 3.12-1 which includes payment of development fees to cover sheriff facilities would offset project impacts.

Schools

The proposed project would result in 208 new residents, of which 36 are anticipated to be of school age. **Table 3.12-3** describes the generation rates of the proposed project.

TABLE 3.12-3
GENERATION RATES FOR THE PROPOSED PROJECT

Grade	Generation Rate	Students
K-6	0.34	22
7-8	0.065	4
9-12	0.16	10
Total	0.565	36

Based on the generation rates, SVUSD has adequate capacity for the 36 students that would be generated from the proposed 65 single-family dwellings units.³ Based on the SVUSD ten year projections, student enrollment within SVUSD is anticipated to decline in 2014-2015, even with the development of the proposed project and other anticipated development projects (Davis Demographics, 2005). SVUSD has had decline in enrollment since 2003.

The 36 students generated by the proposed project would not increase enrollments beyond the maximum capacity for K-6 and 7-8 schools serving the project site (see Table 3.11-2). Therefore, SVUSD would not need to expand its facilities to accommodate additional students generated from the proposed project. In addition, the project applicant would be required to pay a fee for the provision of school services pursuant to AB 2926 (MM 3.11-3).

Currently, the fee for new residential development for SVUSD is \$2.97 per square foot of residential development. This fee would contribute to a fund that would pay for any necessary new or expanded buildings, faculty, or equipment, and under state law, payment of school impact fees constitutes the exclusive means of considering and mitigation school facilities impacts of projects and such payments are deemed to provide full and complete school facilities mitigation. The proposed project would have a less than significant impact on school services.

Libraries

The project would incrementally increase the demand for library services. However, due to the small population increase of the proposed project (208 people), the impact on library services is anticipated to be minimal and would not affect the County's ability to provide library services (as shown in **Table 3.12-4**).

Based on phone conversation with Michele Hernandez, Management Analyst/Strategic Service Section of the OCFA, on February 7, 2012

Based on email correspondence with Kimberly Seiver from Business Services of the SVUSD, on October 6, 2011.

TABLE 3.12-4
PROJECT DEMAND FOR LIBRARY FACILITIES AND BOOK SUPPLIES

Facilities/Books	Standard of Service (per resident)	Total for 121,160 Unincorporated County Residents	Total for 208Proposed Project Residents
Library Area (Square Feet)	0.2	24,232 square feet	41.6 square feet
Book Volumes	1.5	181,740 book volumes	312 book volumes
OURCE: OCPLS, 2011.			

The vast majority of funding for the OCPLS (90 to 92 percent) comes from property taxes. The proposed project would result in increased property tax revenues associated with future development within F/TSP area, a portion of which would be allocated to the OCPLS unincorporated Orange County has an approximate population of 121,160 (SCAG, 2011). Based on this population, the two libraries that would serve the project have a combined total of 29,200 square feet of library floor area and 184,000 book volumes.

Both the Rancho Santa Margarita Library and Foothill Ranch Library have adequate facilities and book supplies to serve the existing population of unincorporated Orange County and the future residents of the proposed project. The project has adequate level of library service within the project area, which is consistent with the General Plan's goal and policies. The project would result in a small increase in demand for library services and would not affect the County's ability to provide library services. In addition, the incremental cost of the increased demand for library services resulting from the proposed project would be offset by development fees (Mitigation Measure MM 3.12-2). Therefore, the proposed project would not result in significant impacts to library services.

Hospitals

Implementation of the project would incrementally increase demand for hospital services. However, due to the small population increase that would result from the project, this impact would not affect the ability of local hospitals to meet medical service needs generated by the proposed project. Mission Hospital and Saddleback Memorial Medical Center would be able to meet community needs.⁴ Thus, the proposed project would not result in the need to expand existing facilities or for the construction of new facilities.

Impact Determination: The proposed project would result in new residences on a currently undeveloped site that would result in additional demand on fire, police, schools, library, and hospital services. Impacts to hospital services would be less than significant.

 Saddle Crest Homes
 3.12-11
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Based on phone conversation with Maria Castillo, Mission Viejo Hospital, February 7, 2012 and Theresa Plank, Saddleback Memorial, on January 31, 2012. Both hospitals would be able to accommodate future community needs based on their long range plans.

Project Design Features PDF-15 through PDF-19, PDF-21, PDF-22, PDF-39, and PDF-40 would reduce impacts to fire protection services and impacts would be less than significant. Mitigation Measures MM 3.12-1, MM 3.12-2, MM 3.12-3, and MM 3.7-2 (see Section 3.7, *Hazards*, of this Draft EIR) would mitigate the proposed project's impacts to sheriff, library, school and fire facilities, respectively.

Non-Clustered Scenario

Fire Protection and Emergency Services

Similar to the proposed project, the non-clustered scenario would not result in the need for expansion of additional fire protection since the non-clustered scenario would generate the same amount of people (approximately 208 residents) as the proposed project. However, unlike the proposed project, the non-clustered scenario design could cause a delay in emergency response times residences would be located throughout the site. Project Design Feature PDF-22 in which homes are located in a single defensible location for effective fire protection would not apply to the non-clustered scenario. In addition, it is possible that response to fire emergencies could exceed the desired times at the farthest end of the project area under the non-clustered scenario (OCFA, 2011b). Furthermore, because the non-clustered scenario features a sprawling layout which could result into more exposure to wildlands response times could be delayed since the homes in this scenario would be located on large lots with significant acreage of non-contiguous open space which results in more exposure to wildland interface and creates more pockets of internal vegetation (OCFA Letter, 2010). However, safeguards included in the project design features such as the installation of fire sprinklers and smoke detectors in every structure and spacing of hydrants at 300-foot intervals to reduce impacts related to fire hazards and response capabilities (Project Design Features PDF-17, PDF-39, and PDF-18) would apply to the nonclustered scenario.

In addition, a Fire Master Plan and Precise Fuel Modification Plan could be fashioned in a way to be acceptable to the OCFA (OCFA Letter, 2010) for the non-clustered scenario. According to the OCFA, concerning fire safety, the proposed project would be more efficient and effective than the non-clustered scenario since the homes in the proposed project are designed to maximize fire defense and fire safety. However, incorporation of OCFA's CFC/UFC requirements, compliance with CBC, and inclusion of project design features would reduce the threat of wildland fires and lessen the demand for fire services. Similar to the proposed project, the non-clustered scenario would not result in additional fire protection since the non-clustered scenario would require the same amount of fire protection. As discussed above in the proposed project, impacts would be less than significant after implementation of Mitigation Measure MM 3.7-2 (see Section 3.7, *Hazards*, of this Draft EIR). Therefore, the non-clustered scenario would have a less than significant impact on fire services and facilities.

Police Protection

Similar to the proposed project, the non-clustered scenario would not result in additional police protection since the non-clustered scenario would require the same amount of police protection.

As discussed above, impacts would be less than significant after implementation of Mitigation Measure MM 3.12-1.

Schools

Similar to the proposed project, the non-clustered scenario would result less than insignificant impacts related to school facilities, since the non-clustered scenario would generate the same number of students as the proposed project after implementation of Mitigation Measure MM 3.12-3.

Libraries

Similar to the proposed project, the non-clustered scenario would result in less than significant impacts to library facilities after implementation of Mitigation Measure MM 3.12-2.

Hospitals

Similar to the proposed project, the non-clustered scenario would result in less than significant impacts to hospital facilities.

Impact Determination: The non-clustered scenario would result in new residences on a currently undeveloped site that would result in additional demand on fire, police, schools, library, and hospital services. Impacts to hospital services would be less than significant. Project Design Features PDF-15 through PDF-19, PDF-39, and PDF-40 would reduce impacts to fire protection services and impacts would be less than significant. However, based on the design of the non-clustered scenario impacts would be greater than the proposed project. Mitigation Measures MM 3.12-1, 3.12-2, MM 3.12-3, and MM 3.7-2 (see Section 3.7, *Hazards*, of this Draft EIR) would mitigate the non-clustered scenario's impacts to sheriff, library, school, and fire facilities, respectively, to less than significant.

3.12.6 Cumulative Impacts

Fire Protection and Emergency Services

The geographic area in which cumulative effects to fire protection could occur is considered to be Battalion 7 in division 3 of the OCFA, which serves the project site and surrounding area. Battalion four in division five also serves other development projects in the project area such as the Watson Parcel, consisting of 48 single-family units, Saddleback Meadows, consisting of 198 single-family homes, and the Crocker Property, consisting of four single-family homes. Therefore, project development, in combination with other development projects within the project vicinity (see Table 2.2), could have a cumulative impact on fire protection and emergency medical services. Like the proposed project or the non-clustered scenario, many of the other development projects are located in high fire hazard areas and would, therefore, be required to implement fire master plans and fuel modification plans per the OCFA (see Section 3.7, *Hazards*,

of this Draft EIR). As described in the General Plan, future residential, commercial, and industrial growth projected to occur in south and southeast Orange County would require the expansion of the OCFA's system of fire stations (County of Orange, 2005). Several new fire stations would be required to meet the population demands for additional fire facilities. Any cumulative impacts resulting from increased need for fire protection services would be offset by a Secure Fire Protection Agreement on a project-specific basis (similar to Mitigation Measure MM 3.7-2). These impact fees would ensure that adequate fire facilities and infrastructure (including new fire stations, funding for any capital improvements necessary to maintain adequate fire protection facilities, equipment, and/or personnel) would be in place and that all performance for fire protection are met. These development projects in the project area would be evaluated on an individual basis to determine appropriate mitigation measures that would address potential impacts associated with new demand. Therefore, cumulative impacts associated with increased fire demand would not be cumulatively significant.

Police Protection

The geographic area in which cumulative effects to police protection could occur is considered to be South Operations Substation service area, which serves the project site and surrounding area. Development of the proposed project or the non-clustered scenario in combination with other development projects included in Table 2.2 in this service area (Watson Parcel, Robinson Ridge, Saddleback Meadows, and the Crocker Property) could have a cumulative impact on sheriff services. Due to the small estimated project population generation, project development, combined with related development projects anticipated in the project vicinity, would not result in a significant cumulative increase in police protection service requirements or result in the need for new or expanded facilities. Any cumulative impacts resulting from increased need for police protection services would be offset by development fees on a project-specific basis (similar to Mitigation Measure MM 3.12-1). Neither the proposed project nor the non-clustered scenario, in combination with other approved and planned developments within the project vicinity, would result in significant cumulative impacts to police protection and facilities.

Schools

The geographic area in which cumulative effects to schools could occur is considered to be the SVUSD, which serves the project site and surrounding area. Development of the proposed project or the non-clustered scenario in combination with other development projects included in Table 2.2 in this service area (Watson Parcel, Robinson Ridge, Saddleback Meadows, Andalucía Mission Viejo, and RSM Townhomes) would generate additional students. However, enrollment has decreased in SVUSD since 2003. The proposed project or the non-clustered scenario and projects in the vicinity are not expected to generate students that would exceed the capacity of the district. Also, each project would be required to pay school facility fees pursuant to AB 2926, similar to that required for the proposed project or the non-clustered scenario (Mitigation Measure MM 3.12-3). Therefore, neither the proposed project nor the non-clustered scenario, in combination with other approved and planned developments within the project vicinity, would result in significant cumulative impacts to school facilities.

Libraries

The geographic area in which cumulative effects to libraries could occur is considered to be the Foothill Ranch Branch Library service area, which serves the project site and surrounding area. Development of the proposed project or the non-clustered scenario in combination with other development projects included in Table 2.2 in this service area (Watson Parcel, Saddleback Meadows, and Crocker Property) would increase the need for library services. However, any cumulative impacts resulting from increased need for library services would be offset by development fees on a project-specific basis, similar to that required for the proposed project or the non-clustered scenario (Mitigation Measure MM 3.12-2). Therefore, neither the proposed project nor the non-clustered scenario, in combination with other approved and planned developments within the project vicinity, would result in significant cumulative impacts to library services and facilities.

Hospitals

The geographic area in which cumulative effects to hospitals could occur is considered to be the County as a whole. The proposed project or the non-clustered scenario, in combination with all of the other development projects (see Table 2.2), would increase the population in the project area. The hospitals that would primarily serve the project area are currently operating with adequate capacity to serve the proposed project or the non-clustered scenario in combination with related development projects in the vicinity. In addition, other hospitals and medical centers within the County would be able to serve the proposed project or the non-clustered scenario in conjunction with the related development projects. Therefore, neither the proposed project nor the non-clustered scenario, in combination with other approved and planned developments within the project vicinity, would result in significant cumulative impacts to hospital facilities.

Impact Determination: The proposed project or the non-clustered scenario would add new residences that would increase the need for public services. However, neither the proposed project nor the non-clustered scenario, in combination with other approved and planned developments within the project vicinity, would result in significant cumulative impacts to public services.

3.12.7 Mitigation Measures

- MM 3.12-1 Prior to the issuance of building permits the applicant shall comply with the development fee program for sheriff substation facilities or, if an applicable fee program has not been adopted by the Board of Supervisors, shall enter into a secured agreement with the County of Orange to pay development fees for a sheriff substation, as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange.
- MM 3.12-2 Prior to the issuance of building permits, the applicant shall comply with the development fee program for Foothill Ranch Branch Library as provided in Sections 7-9-700 through 7-9-713 of the Codified Ordinances of the County of Orange and Board Resolution 87-1684.

MM 3.12-3 Prior to the issuance of building permits, the applicant shall pay all applicable school fees in accordance with state law.

3.12.8 Impact Determination

The proposed project or the non-clustered scenario would result in new residences on a currently undeveloped site that would result in additional demand on fire, police, schools, library, and hospital services. Project Design Features PDF-15 through PDF-19, PDF-21, PDF-22, PDF-39, and PDF-40 would reduce the proposed project's or the non-clustered scenario's impacts to fire protection services to less than significant. However, based on the design of the non-clustered scenario impacts related to the provision of fire services would be greater than the proposed project.

Mitigation Measures MM 3.12-1, 3.12-2, MM 3.12-3, and MM 3.7-2 (see Section 3.7, *Hazards*, of this Draft EIR) would mitigate the proposed project's or non-clustered scenario's impacts to sheriff, library, school, and fire facilities respectively. Impacts to hospital services would be less than significant for either the proposed project or the non-clustered scenario.

Neither the proposed project nor the non-clustered scenario, in combination with other approved and planned developments within the project vicinity, would result in significant cumulative impacts to public services.